

**HONORABLE CITY PLANNING COMMISSION
CINCINNATI, OHIO**

**August 4, 2006
September 1, 2006**

SUBJECT:

A report and recommendation on a re-plat of Lots 5 and 33 of the Sonoma Hill Subdivision, creating Lots 5A and 33A, located north of the Sonoma Court and Strathmore Drive intersection in the Madisonville neighborhood.

McGill Smith Punshon, Inc., Civil Engineers on behalf of Kenko Corporation, the owner and developer has submitted a re-plat of Lots 5 and 33 of the Sonoma Hill Subdivision creating Lots 5A and 33A. The re-plat has been reviewed and approved by all reviewing agencies.

BACKGROUND:

On December 17, 2004 the City Planning Commission approved a Plat of Subdivision for of the Sonoma Hill Subdivision. The subdivision was approved with 33 lots. The existing zoning is Single Family (SF) 4,000.

The construction of new single-family homes is currently in progress.

The re-plat of Lots 5 and 33 is necessary due to topographical grading and utility issues in regards to the placement of a new residential structure on Lot 5.

RECOMMENDATION:

The staff of the Department of Community Development and Planning recommends that the City Planning Commission take the following action:

“Approve the re-plat of Lots 5 and 33 of the Sonoma Hill Subdivision, creating Lot 5A and 33A located north of the Sonoma Court and Strathmore Drive intersection for the reasons that the plat conforms with the Subdivision Regulations and has the approval of all reviewing agencies.”

Respectfully Submitted:

Approved:

Stephen C. Briggs
Senior City Planner

Margaret A. Wuerstle, AICP
Chief Planner

